

SEND TAX NOTICE TO: ROBERT BARRY CLEMENTS
5295 BIRDSONG ROAD
BIRMINGHAM ALABAMA 35243

This instrument was prepared by

(Name) ROBERT R. SEXTON ATTORNEY

(Address) 1600 CITY FEDERAL BLDG., BIRMINGHAM ALABAMA 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

Eighty Six Thousand Eight Hundred Eighty and No/100 DOLLARS

to the undersigned grantor, HARBAR HOMES INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
ROBERT BARRY CLEMENTS and wife, SYLVIA CLARE CLEMENTS

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 46, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book
9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1985.
2. 35 foot building line as shown by recorded map.
3. 10 easement rear and 7.5 foot easement Northeast as shown by recorded map.
4. Agreement with Alabama Power Company recorded in Misc. Volume 57, Page 705, in the
Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Volume 57, Page 704 and Misc. Volume 57, page 608, in
said Probate Office.
6. Right of way to Alabama Power Company recorded in Real 1, Page 366, in said Probate
Office.

\$82,525.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		4.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	8.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP -3 AM 8:39

JUDGE OF THE COURT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Harris
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of August 19 84

ATTEST:

HARBAR HOMES INC.

By

President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
State, hereby certify that B. J. Harris
whose name as President of HARBAR HOMES INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 26th day of August

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Notary Public